BEN ROSE



Clive Road, Penwortham, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached family home, ideally positioned within the sought-after area of Penwortham. Tastefully decorated throughout and benefiting from a substantial two-storey extension, this impressive property offers generous and versatile living accommodation, making it an excellent choice for families and couples alike. The home is conveniently situated close to Penwortham village, where buyers can enjoy a selection of independent shops, cafés, bars and everyday amenities, whilst a range of well-regarded schools are also nearby. Excellent travel connections provide easy access to Preston city centre, Longton and surrounding areas, with Preston railway station offering onward rail services, while the M6 and M65 motorways are readily accessible for those commuting further afield.

Upon entering, the welcoming entrance hall provides access to the principal ground-floor accommodation. To the front sits a spacious lounge, featuring an attractive fireplace that creates a lovely focal point. The real heart of the home is the impressive full-width, extended open-plan kitchen, dining and sitting room, designed with modern family living and entertaining in mind. The contemporary kitchen is well equipped with a built-in double oven, gas hob and fridge/freezer, while the generous dining and sitting areas provide plenty of space to relax and socialise. Sliding doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

To the first floor, the property continues to impress with three well-proportioned double bedrooms. The large master bedroom forms part of the rear extension, providing an excellent principal suite with ample room for furniture, whilst bedroom two is positioned to the front and bedroom three offers further versatile accommodation. Completing the first floor is a newly fitted contemporary three-piece family bathroom, finished in a modern style.

Externally, the property benefits from a front garden with mature planting and borders, enclosed by a low wall, alongside a generous driveway providing parking for approximately two to three cars and an electric vehicle charger. To the rear is a private and established garden, featuring a paved patio ideal for outdoor seating, a mainly lawned area and mature plants and borders. A detached garage and greenhouse provide useful additional storage and practical space. Overall, this fantastic extended home combines stylish interiors, generous accommodation and a desirable location, making it a superb opportunity for those seeking a ready-to-move-into family property in Penwortham.


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BOSCH















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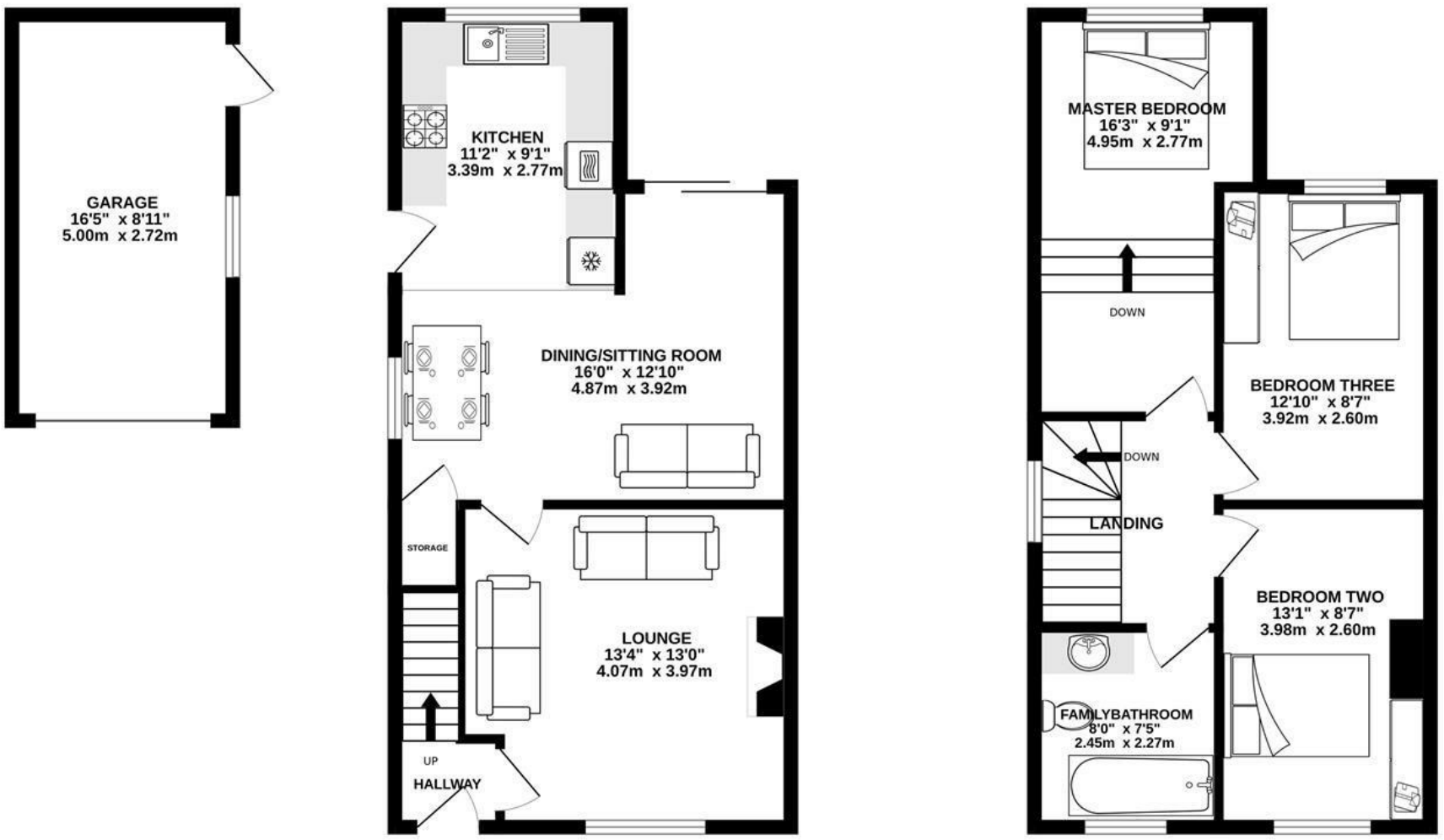


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GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.

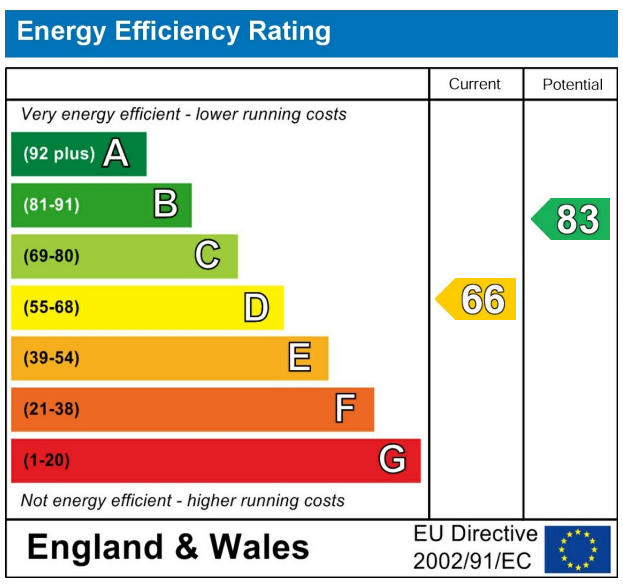
1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.

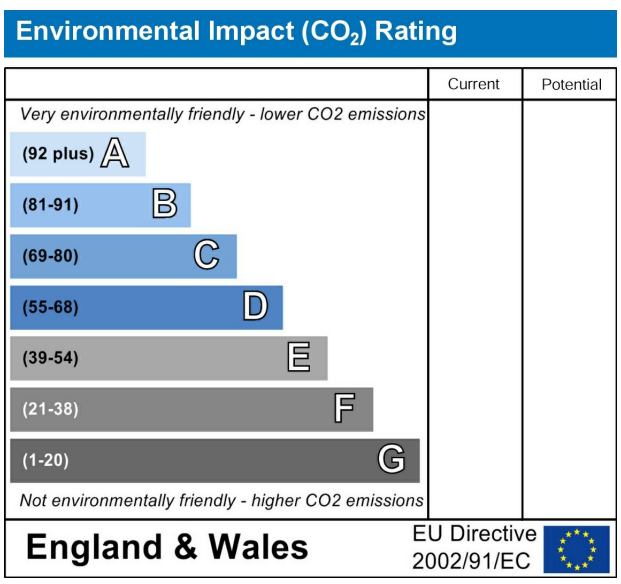


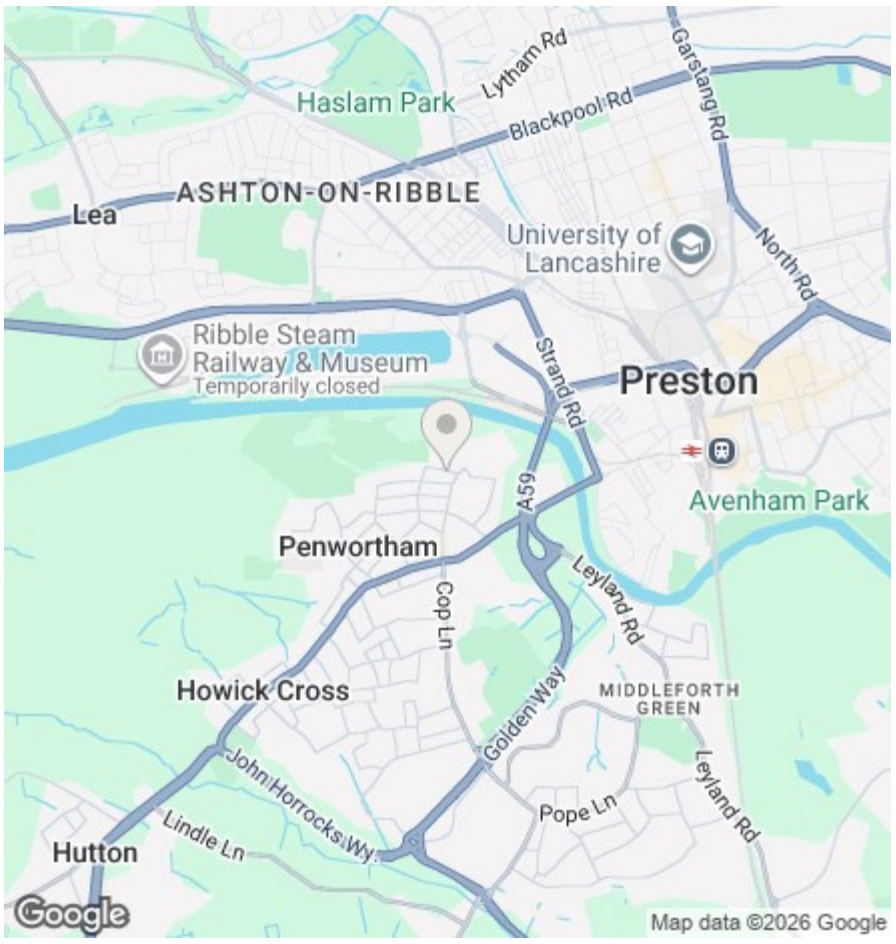
TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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